



City of Seattle

Greg Nickels, Mayor
Department of Planning and Development
Diane Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2300839
Applicant Name: Mitch Yockey for University Presbyterian Church
Address of Proposal: 4719 16th Avenue N.E.

SUMMARY OF PROPOSED ACTION

Master Use permit to establish use for future construction of a church building accessory to University Presbyterian Church.

The following approval is required:

Administrative Conditional Use—to expand the boundaries of an institution in an L-3 zone.

(Chapter 23.45.122, Seattle Municipal Code.)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
 ☐ DNS with conditions
 ☐ DNS involving non-exempt grading or demolition or
 involving another agency with jurisdiction

BACKGROUND DATA

Site and Vicinity Description

The subject property is located at 4719 16th Avenue N.E. within a Lowrise 3 zone. The site is located between N.E. 47th and N.E. 50th Streets and two blocks east of University Way N.E. Parking for 17 vehicles will be provided by covenant at 4700 15th Ave. NE and three spaces will be provided on site accessed from the alley. Development in the vicinity is a mix of single family and multifamily structures. Other institutions in the vicinity include the University of Washington, University Congregational Church, Christ Episcopal Church, University Christian Church and the 3rd Church of Christ Scientist.

Proposal Description

The applicant proposes to construct a 1,604 sq. ft. building accessory to the University Presbyterian Church. Three of the twenty parking spaces required will be provided on site and accessed from the alley. The remaining 17 spaces will be provided off site at an existing parking lot located at 4700 15th Avenue NE.

Public Comment

Two comment letters were received during the public comment period, which ended March 26, 2003. Concerns included:

- Limited parking to support such an intense use and that the block should remain a residential block.
- That the site will become tax exempt and the respondent's impression that there are already too many tax exempt properties in the area.
- A request that the building exterior to be compatible and complementary to the other residential homes along 16th.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE GENERAL PROVISIONS

- A. Only those conditional uses identified in this subchapter as conditional uses may be authorized as conditional uses in multifamily zones. The Master Use Permit process shall be used to authorize these uses.*

The Land Use Code allows this use in multifamily zones outright, but requires an Administrative Conditional Use approval when institutions do not meet development standards.

- B. Unless otherwise specified in this subchapter, conditional uses shall meet the development standards for uses permitted outright in Subchapter I.*

This proposal is subject to SMC 23.45.122, Institutions other than public schools not meeting development standards.

- C. The Director may approve, condition or deny a conditional use. The Director's decision shall be based on a determination of whether the proposed use meets the criteria for establishing a specific conditional use and whether the use will be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.*

This decision shall be based on whether the proposed use meets the criteria for establishing a specific conditional use as described in SMC 23.45.122 A through D. The City recognizes the public benefit that institutions, such as these have made by providing educational and cultural opportunities to their communities. The criteria for establishing this expansion shall be examined, and the project will be conditioned to prevent any detriment or injury to property in the vicinity.

- D. *In authorizing a conditional use, the Director may mitigate adverse negative impacts by imposing requirements and conditions deemed necessary for the protection of other properties in the zone or vicinity and the public interest.*

The criteria described in SMC 23.45.122 A through D is used to evaluate the proposal and condition, if necessary, to protect other properties and the public interest.

- E. *The Director shall issue written findings of fact and conclusions to support the Director's decision.*

This report satisfies the above criterion.

- F. *Any authorized conditional use which has been discontinued shall not be re-established or recommenced except pursuant to a new conditional use permit.*

This criterion is not applicable.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE

Multifamily Zones

Section 23.45.090 of the Seattle Municipal Code (SMC) provides that expansion of an existing institution may be permitted as an administrative conditional use subject to the requirements of Section 23.45.122.

SMC section 23.45.122 provides criteria to be used to evaluate and/or condition this proposal. They are categorized as: A) Bulk and Siting; B) Dispersion Criteria; C) Noise; and D) Transportation Plan. Each of these criteria will be analyzed below.

- A. *Bulk and Siting. In order to accommodate the special needs of the proposed institution, and to better site the facility with respect to its surroundings, the Director may modify the applicable development standards for modulation, landscaping, provision of open space and structure width, depth and setbacks. In determination whether to allow such modifications, the Director shall balance the needs of the institution against the compatibility of the proposed institution with the residential scale and character of the surrounding area.*

The proposed building does not meet current development standards for front and side setbacks and dispersion. In an effort to balance the needs of the institution against the compatibility of the proposed institution with the residential scale and character of the surrounding area the building will be a one story building and has been designed to appear more as a residence than an institutional structure. In order to allow for three parking spaces in the rear the structure will be setback 17'9 1/2" from the front property line with an open front porch projecting approximately six feet into the setback. The side setbacks are allowed to be reduced to six feet on each side as the structure would fit better with the neighborhood if it looks more like a residence. New view obscuring fencing will be installed on both the north and south sides of the building running the entire length of the property lines. Landscaping will be planted on the north and east sides of the property.

B. Dispersion. An institution that does not meet the dispersion criterion of SMC 23.45.102 may be permitted upon determination that the institution would not substantially aggravate parking shortages, traffic safety hazards, and noise in the surrounding residential area.

There are five religious facilities within 600 feet of the project site although the new building will not be within 600 feet walking distance of any other institution. The concentration of institutions in this area affects the demand for parking, traffic and noise during peak times of use.

University Presbyterian has three surface parking areas located between one half block and one block of the proposal site. Parking is also available in the basement of the church and within a parking garage owned and operated by the church across 15th Avenue NE. (The parking within the garage will be shared with the existing office use on the site but should not impact the neighborhood as most church activities occur when the office is closed. There is a formal shared parking agreement on file). The total number of spaces within all of these areas totals 404 parking spaces, 28 more than what is required by the Land Use Code of one per 80 feet of assembly area.

The proposed building will be used for youth department activities that currently occur at the main church building. These activities and classes include teaching bible study with games, small group discussions, worship and singing. Existing parking, drop off and pick up areas are available for these activities and will continue to be provided when the activities move to the new building. There are also numerous bus stops located along 15th Avenue NE and NE 50th Streets, thus this proposal should not cause “additional” traffic or parking impacts.

The students, parents and other members attending events at this facility will be encouraged to use existing drop off and pick up areas and existing parking lots located within one half to one block of the proposal site. Therefore the project should not create any additional safety hazards.

As discussed below, noise created by this use should be minimal as the activities will be taking place within a structure. Any additional potential noise impacts will be mitigated by conditioning at the end of this document.

C. Noise. The Director may condition the permit in order to mitigate potential noise problems. Measures to be used by the Director for this purpose include, but are not limited to the following: landscaping, sound barriers or fences, mounding or berming, adjustments to yards, the location of refuse storage areas, or parking development standards, design modification, and fixing of hours of use of area.

Most of the noise occurring at the site will be within the building. In order to mitigate possible noise impacts from attendees arriving and departing from the structure, this decision will limit the hours of activities to 8 a.m. to 9:30 p.m. Sunday through Thursday, Friday 8 a.m. to 10 p.m., and Saturday 9 a.m. to 10 p.m. Also to alleviate the possible noise impacts fencing is proposed along both the north and south sides of the property and landscaping will be added to the north and east sides of the lot. A condition of approval will require that the fencing and landscaping be maintained for the life of the project.

D. Transportation Plan. A transportation plan is required for institutions proposing expansions of more than 4,000 square feet and/or requiring the addition of 20 or more parking spaces. The Director shall determine the level of detail to be disclosed based on the probable impacts and/or scale of the proposal. The transportation plan may consider the following elements, as well as other similar factors: traffic, parking area, parking overflow, safety, and availability of mass transportation.

Based on the following information provided by the applicant the proposed building will be used for current youth department activities that occur at the main church building. These activities and classes include teaching bible study with games, small group discussions, worship and singing.

- Activities during the weekdays will be limited to a staff planning meeting once or twice a week.
- Sunday mornings, (generally between the hours of 9:30 a.m. and 11:30 a.m.) the building will be used as the junior high Sunday school classroom for approximately 50 to 75 students.
- Sunday evenings the high school youth group (approximately 75 to 100 students) will meet in the building from 7:00 p.m. to 8:30 p.m. The leadership group of 8 to 10 students will meet from 3:00 p.m. to 6:00 p.m. preceding this youth group meeting.
- Wednesday evenings from 7:00 to 8:30 p.m. twice a month, the junior high group (approximately 50 to 75 students) will meet for a time of fellowship. The alternating Wednesdays the building will be used by the leadership/planning group for the Junior High classes.
- Thursday evenings the building will be used between 7:00 p.m. and 9:30 p.m. as a classroom for high school group bible studies (between 30 and 50 attendees).

The project proposal will require 20 parking spaces with 17 being provided off site at an existing church parking lot located at 4700 15th Avenue NE. Three parking spaces will be provided on site and will be accessed via the alley.

There are currently 404 parking spaces available for use by University Presbyterian Church on three surface parking lots, within the basement of the church and within a parking garage across 15th Avenue NE. Per Seattle Land Use and Zoning Code section 23.54.015 chart A requires that one parking space per 80 sq. ft. of assembly area be provided for religious facilities. The existing church together with this proposal will require 376 parking spaces.

According to information provided by the applicant, two existing drop off and pick up areas are located in close proximity to the new proposed building. One is located on the south side of NE 47th Street, east of 15th Avenue NE on the north side of the main church and the other is located on the west side of 16th Avenue NE, south of NE 47th St. on the east side of the main church. Both drop off and pick up areas are within approximately one half block of the new proposed structure. The majority of traffic will likely be from parents dropping off their children to attend these functions. As conditioned at the end of this decision, the church will be required to provide to members using this facility a memo showing the location and encouraging the use of the drop off and pick up areas.

High school student functions will likely have a mix of parents dropping off and picking up children and students that drive. The church has parking available in close proximity to the proposed building and a condition will be added to the end of this decision requiring the church to provide a memo encouraging drivers attending these functions utilize this available parking.

DECISION-ADMINISTRATIVE CONDITIONAL USE

The conditional use application is **APPROVED WITH CONDITIONS.**

CONDITIONS-ADMINISTRATIVE CONDITIONAL USE PERMIT

Prior to Issuance of a Building Permit

1. Provide a copy of the required memo in condition number 3 for review and approval by the Land Use Planner.

For the Life of the Project

2. The fence and the landscaping shall be maintained in good condition.
3. A memo shall be provided by the church showing the locations of the parking areas and drop off locations and shall encourage the use of these areas. This memo shall be immediately distributed to new members and distributed yearly to regular members attending activities at this location. A copy of this memo shall be provided to the Land Use Planner for review and approval (see condition number 1).
4. Activities shall be limited to the following times. Sunday through Thursday 8 a.m. to 9:30 p.m., Friday 8 a.m. to 10 p.m. and Saturday 9 a.m. to 10 p.m.

Signature: (signature on file) Date: November 20, 2003
Lori Swallow, Land Use Planner
Department of Planning and Development